

Momoko Ishijima

From: Judi Richards
Sent: Wednesday, April 04, 2018 3:14 PM
To: Momoko Ishijima
Cc: Council AnswerPoint
Subject: Plans for Denny's property at Charles St and McKinley

Hello Momoko Ishijima,

I hope I have spelled your name correctly. I was given your name as the planner responsible for the project on the Denny's property at Charles and McKinley.

These are my comments regarding proposal for Denny's site.

I live on the 200 block of Charles St. When the downtown plan was adopted we were promised limits on the size of the buildings that would be built opposite our tiny houses. I went to the meetings on the Mozart project. Every single building ended up one story taller than originally proposed to residents.

When approving plans please keep these thoughts in mind:

1. Denny's is open 24 hours/day so their parking can not be used as overflow for apartment dwellers, or their visitors.
2. There is a bus stop in front of Denny's. Make sure there is room for the bus, without impeding through traffic on Mathilda.
3. Charles St is narrow. There is not enough space for delivery trucks, or moving trucks or double parked uber drivers without affecting through traffic on Charles St.
4. Forcing all access into Denny's or the apartments via McKinley sounds like a traffic jam waiting to happen. There are times during the day when traffic backs up past the current opening on McKinley, and there is NO SPACE for people to wait to enter/exit Denny's without backing up traffic. Make sure the driveways are wide enough so that even bad drivers can enter and exit at the same time.
5. AT&T has boxes for internet and other services on Charles St x McKinley. I know because my internet service has been routed through there for more than twenty years. There are AT&T trucks there supporting the boxes multiple times a year. Make sure my service is not impacted by your plans.
6. When I drive by the apartments on the 400 block of Charles in the morning around 8 AM I can count fifteen cars parked on Charles St. in front of the apartments (includes both sides of Charles). There is no space for this many cars to park on the street by the Denny's property. When you do your calculations for apartment parking requirements, please use real world numbers, based on the apartments on the 400 block and not numbers suggested by a generic city planning manual.
7. I chose my house on Charles Ave in 1991, because I wanted my friends and family to be able to drop by without worrying about parking. DO NOT mess with my quality of life so the city can get a few extra dollars. Everywhere blocks of apartments are massed next to each other, cars end up filling up all the spaces in front of their neighbors. Maybe you should have a rule that limits the number of apartments that can be dropped in a single family home neighborhood.
8. Just because public transportation is available does not mean people will use it. Example: Cherry Orchard. Plan for what is, not for what you wish it were.
9. When rents are high or space is scarce, more adults may live in a unit than predicted in a city planning manual. Example: There was a time when the properties next to me had six cars associated with each of them. One had two under 1000sf houses with three adults each, and all had cars. The other side had a large family with adult children living at home. Their overflow used up street parking on both sides of the street.

What I would like to see:

1. A building that has the same set backs as the little houses on the street, and nothing higher than two stories facing Charles St.
2. Absolutely NO FIVE STORY BUILDINGS on the property. The Mozart buildings already look like space ships landing on the houses on the east side of Charles when I look across the street from my front porch.
3. Plans that limit blockages on Charles St, (including the McKinley intersection). Do not set up a situation where Charles or McKinley is used as an extension of the parking lot. Make sure there is enough parking for residents and their visitors. Make spaces large enough for Denny's customers. (Many pickup trucks and oversized vehicles are driven by Denny's current customers.) A loading zone may be appropriate for delivery trucks, and moving trucks.

In the time I have lived in this neighborhood, every single project has been designated as having no impact, yet it takes me ten minutes longer to get to 101, in the morning, than it did when I moved in. I expect the City of Sunnyvale to PLAN, not just rubber stamp projects.

Regards,
Judi Richards

Momoko Ishijima

From: Yang Yang
Sent: Friday, June 08, 2018 10:07 PM
To: Momoko Ishijima
Cc: Yang Yang
Subject: Objection to 311 S Mathilda ave special development permit

hi Momoko,

I am a resident live near Sunnyvale train station within walk distance.

I am writing to express my objection to the application for 311 S Mathilda ave special development permit.

Because when I am buying the house a few years ago, "311 S Mathilda ave" is not designed by the city as an extreme population density area. I am happy with the relatively low-density area. if developer redevelops existing site into a mix-are with 75 residents unit that will obviously make the area I'm living very crowded. If $75 \times 2 = 150$ residents move in, that effect on the population density of the surrounding area would be definitely not negligible! This is definitely not I want!

In addition, the redevelopment process generates pollution and there will be waste generated from demolition and constructions. This redevelopment is not necessary, no one needs it except developer who is seeking for profit. I am not going to accept this external negative environmental impact.

PLEASE KEEP MY OBJECTION IN RECORD. ANY LET ME KNOW IF YOU NEED ANYTHING ELSE FROM ME.
REGARDS

Momoko Ishijima

From: David Kesting
Sent: Monday, June 11, 2018 9:46 AM
To: Momoko Ishijima
Subject: 311 S Mathilda Ave Comments for Mon June 25 Hearing

I will do my best to attend, but if I am not available, please note my comments below.

As a resident of Sunnyvale's downtown corridor and neighbor to this project I would like to comment that I think the building is not tall enough. The area is easily capable of producing a taller project and since we are in a crisis mode for housing in the area, I recommend that the developer get an additional bonus to create another 2 stories on top of the existing plans minimum.

I cannot tell you how many open houses I attend to find a place for my family and how often these places go over asking price in bidding wars for would be Sunnyvale home owners. Any new opportunities to build adjacent to the public transport should maximize the housing we could produce.

All the best
David

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David Kesting

June 17, 2018

Planning Department
City of Sunnyvale
456 W. Olive
Sunnyvale, CA

Subject: Opposition to Project 2017-739 (311 S. Mathilda Ave)

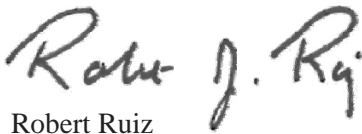
Dear Planning Staff and Planning Commissioners:

Please note my opposition to the “Denny’s” project planned for 311 S. Mathilda. I am specifically opposed to the five-story height of the building and its huge massing.

Five stories is too tall for a building that marks the entrance to a residential neighborhood consisting of mainly single story homes. It is also inconsistent with the new 481 Mathilda apartment buildings and proposed affordable housing on Block 15. Both of these projects are only four stories.

Please avoid a mistake the mistake that happened at 505 N. Mathilda Ave and require the owner reduce the height of this enormous building

Sincerely,


Robert Ruiz

Momoko Ishijima

From: Yadvindra Dhama
Sent: Wednesday, June 20, 2018 6:07 PM
To: Momoko Ishijima
Subject: Opposed to File# 2017-7379 Project at 311 S Mathilda Ave.

Hello:

I am a resident of Sunnyvale and live across from Washington Park and in walking distance to the proposed project by Lane Partners at location 311 S Mathilda Ave.

I am opposed because it will increase traffic on Mathilda Ave and in our neighbourhood and impact Safety .

Planning commission has not done adequate studies of Traffic on Mathilda from 101 to El Camino since it has a direct bearing especially during commute hours.

The proposal seeks to add 75 condominium units which will add at a minimum 300 new residents and potentially 150 new cars. My suggestion is to use an alternate site in Lakewood area.

I vote NO and recommend that the Council vote NO or modify the plan.

Yadvindra Dhama
827 W. Washington Ave.
Sunnyvale, CA 94086